

Land Use Category	Acreage	Density	Intensity	Height	Development Mix	Design Criteria
Osteen Commercial Village (OCV) <ul style="list-style-type: none"> To serve as the central core shopping area for Osteen Community Mixed-use character through integration of uses – residential, retail, hotel, office, institutional, civic and park 	184 acres	Maximum: 12 du/1 ac Minimum: 8 du/ 1 ac 442 dwelling units	Maximum: 0.5 FAR Minimum: 0.25 FAR 3,206,016 sq ft	Minimum 2 stories* Maximum 3 stories not to exceed 45 feet *phased development plans may allow single story with future addition of upper levels (or) 2 nd story is achieved via architectural treatments.	80% non-residential 20% residential	<ul style="list-style-type: none"> No more than 20% of the entire land area shall be allowed to have single use residential buildings Vertical diversification of uses requires retail/office on bottom floors and office/residential on the upper floors Grid street network forming blocks that surround plazas, green spaces, and civic uses Alleys for service delivery and cross access easements to reduce curb cuts to SR415 Buildings massed along edge of sidewalk at pedestrian scale No more than 300 feet of building length between each pedestrian pathway Architectural elevations and treatments shall be varied at minimum every 25 feet Institutional and Public uses should be consistent with the design standards to the maximum extent practicable
Mixed-Use Village (MUV) <ul style="list-style-type: none"> To promote employment opportunities and offer a variety of housing types along SR415 Less dense/intense than OCV 	250 acres 211 uplands 39 wetlands	Maximum: 8 du/1 ac Minimum: 4 du/1 ac Wetlands: 1 du/10 acres 1,092 dwelling units	Maximum: 0.35 FAR 1,143,450 sq ft	Maximum: 2 Stories not to exceed 25 feet	30% non-residential 70% residential	<ul style="list-style-type: none"> No strip commercial development permitted Encourage vertical diversification of uses Commercial allowed at major roadway intersections Minimum 2 stories when adjacent to the OCV Provide pocket parks and civic uses Enhanced water quality and other environmentally compatible design features for development adjacent to natural water bodies Mandatory cross access easement and limited connections to SR415.
Tech Center (TC) <ul style="list-style-type: none"> An employment center promoting light manufacturing and/or light industrial and/or flex office 	147 acres	N/A	Maximum: 0.35 FAR 2,241,162 sq ft	Maximum: 3 Stories not to exceed 45 feet	Flex office/ light industrial	<ul style="list-style-type: none"> Campus style development pattern Create Design standards that promote “A” class commerce center that does not allow the typical corrugated metal building appearance or stand alone light industrial construction Mandatory cross access easement and limited connections to SR415. At a minimum, establish a road along the rear property lines within this district to ultimately connect to Doyle Road and WalMart
Urban Residential (UR) <ul style="list-style-type: none"> Primarily designated as medium density development 	122 acres	Min: 4 du/acre Max: 8 du/acre 927 dwelling units	Maximum: 0.25 FAR 66,429 sq ft	Maximum: 2-stories required fronting the OCV category (otherwise, 1-story allowed)	Maximum 5% non-residential	<ul style="list-style-type: none"> Mirrors current County Future Land Use Map category of Urban Medium Intensity Neighborhood commercial only to be located along major road network and processed as a conditional use
Transitional Residential (TR) <ul style="list-style-type: none"> Provides a transition between the very low density of the RE category and the higher intensity of the OCV and MUV category 	672 acres 597 uplands 75 wetlands	Maximum: 4 du/1 ac Wetlands: 1 du/10 acres 2,395 dwelling units	N/A	Maximum: 2-stories required fronting the OCV category (otherwise, 1-story allowed)	N/A	<ul style="list-style-type: none"> Generally comprised of single family, townhomes, and duplexes Mobile Homes are required to locate within parks
Cluster Residential (CR) <ul style="list-style-type: none"> Provides compatible residential development that ensures environmental protection, increased open space and conservation of natural corridors 	1,669 acres	Per density category Wetlands: 1 du/10 acres 6 acres wetlands in Cat 4 59 acres wetlands in Cat 5 481 dwelling units Category 1 306 ac Category 2 82 ac Category 3 812ac Category 4 39 ac Category 5 430 ac	N/A	Maximum: 2 Stories not to exceed 25 feet	N/A	<ul style="list-style-type: none"> Requires residential uses to be clustered so that open space and environmentally sensitive lands are preserved Conservation subdivisions shall provide a minimum of 30% common open space Density incentives are not to exceed more than one additional unit per acre, and are not permitted within any Map A lands No alteration or impacts to wetlands greater than ¼ acre and requires a minimum 50 foot wetland buffer Map A area serves as an overlay and density is limited to existing zoning Provision for transfer of development rights to receiving areas outside Map A lands
Rural Estate (RE) <ul style="list-style-type: none"> Intended to protect the established rural residential areas located within the JPA 	570 acres 454 upland 116 wetland	Maximum: 1 du/5 ac Wetlands: 1 du/10 acres 103 dwelling units	N/A	Maximum: 2 Stories not to exceed 25 feet (barns may be higher)	N/A	<ul style="list-style-type: none"> Primarily single family residential uses Clustering is encouraged and density bonuses may be awarded if subdivisions provide a minimum of 30% common open space
Lakes	376 acres	0	0			
Total JPA	3,990 ac	5,440 dwelling units	6,657,057 sq ft			

Note: Urban Residential/Transitional Residential each contain existing but small areas of I-1 zoned properties which are proposed for exemption from any land use and zoning changes and will need to be addressed in the context of the JPA and its subsequent implementation
(Revised 1/17/08 Land Use table version 11)